



**AVAILABLE TO LET**

Semi Detached Light Industrial Unit With First Floor Offices

4 King Edward Quay,  
Colchester, Essex, CO2 8JB

**RENT**

£27,500  
per annum

**AVAILABLE AREA**

2,234 sq ft  
[207.5 sq m]

## IN BRIEF

- » Large Warehouse Area With Ground & First Floor Offices
- » Kitchen and WC Facilities
- » Shared Yard For Loading / Unloading
- » On Site Car Parking Spaces
- » Established Business Location

## LOCATION

The property is located on King Edward Quay, close to Whitehall Industrial Estate, approximately three miles to the East of Colchester City Centre. Good access is available to the inner ring road system which links directly to the A12 / A120, providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.

## DESCRIPTION

The premises are of steel portal frame construction with part brick, part profile steel clad elevations under a pitched roof which incorporates translucent roof lights. The warehouse has a minimum eaves height of approx. 4.65m and pitch height of approx. 6.15m.

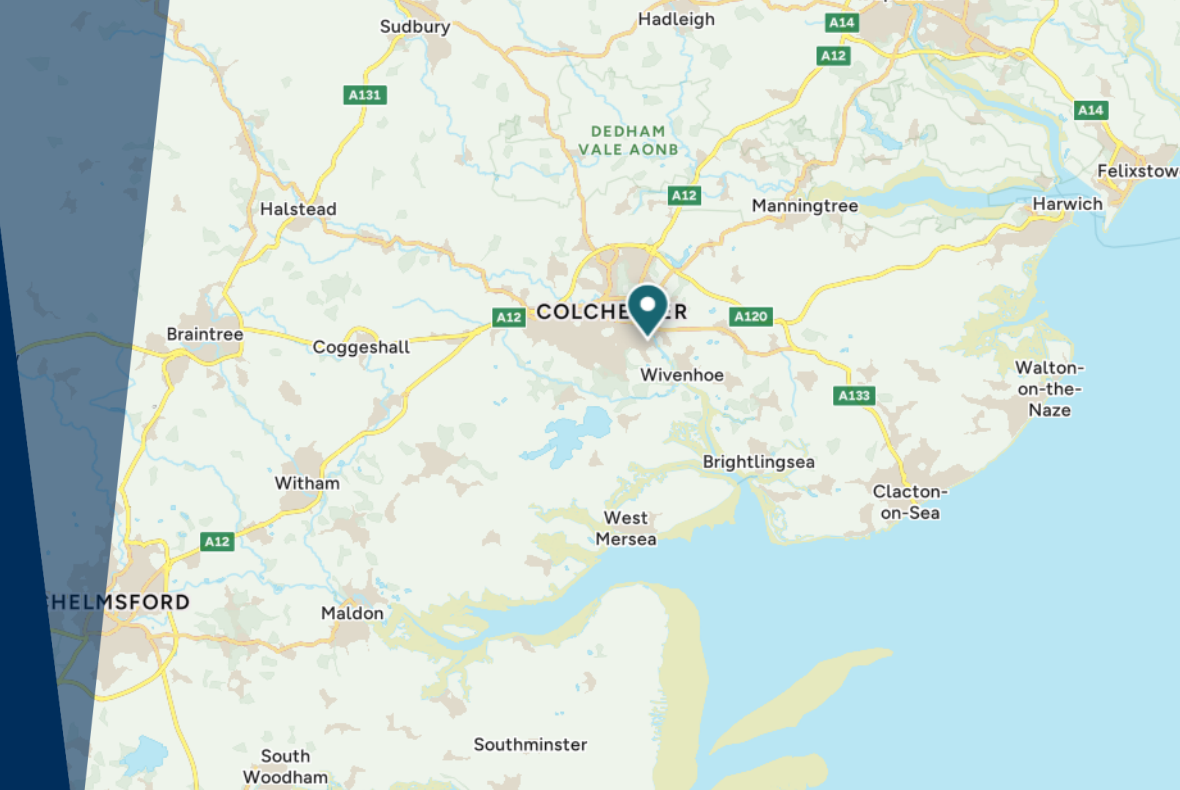
Access is available via a manual roller shutter door (approx. 4m high x 3m wide) located in the shared yard area, alongside a separate personnel door for convenient entry and exit. Large glazed doors on the front elevation, protected by steel security provide access to an office / trade counter area, kitchen and WC facilities and internal access to the warehouse. A staircase leads to the first floor, which comprises a spacious open-plan office and a separate office/meeting room. This upper level can also be accessed via stairs directly from the warehouse. The premises benefit from electricity, lighting and electric heating (not tested).

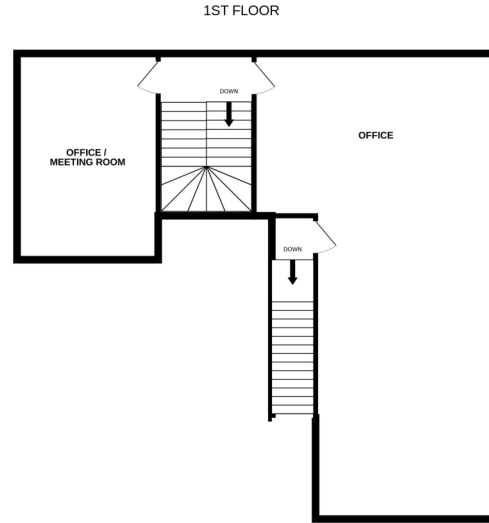
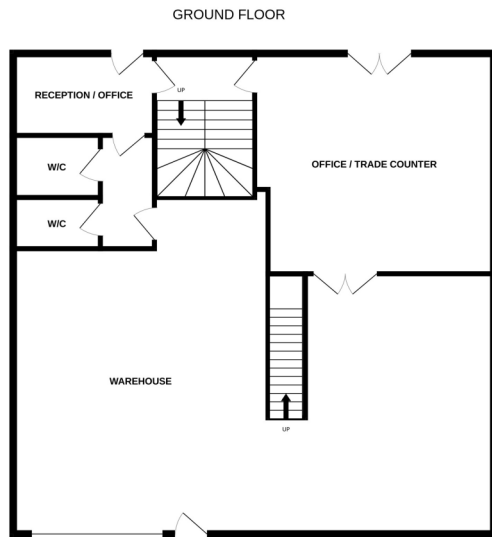
Externally, there is on site car parking for 4 cars, plus loading / unloading space.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 1,401 sq ft [130.2 sq m] approx.
- » First Floor: 833 sq ft [77.4 sq m] approx.
- » Total: 2,234 sq ft [207.5 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, a rent of £27,500 per annum plus VAT.

We are advised that VAT is applicable.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas and landscaping. The approx. cost for the current year £1,810.82 per annum plus VAT.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £361.71 plus VAT.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £18,000.

We therefore estimate that the rates payable are likely to be in the region of £7,776.

We recommend all parties make their own direct enquiries with the local rating authority.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (82) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

## VAT

We are advised that VAT will be applicable. All rents and prices are exclusive of VAT under the Finance Act 1989.

## LEGAL COSTS

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750 plus VAT. Each party will otherwise bear their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

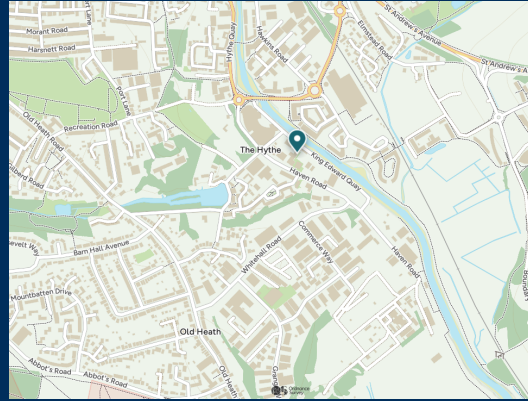
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA LETTING AGENTS:

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Particulars created 28 August 2025

